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TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

MEMORANDUM

TO: Christopher M. Leich
President, Arlington Land Trust

FROM: Britton Mallard
Administrative Assistant

DATE: March 5th, 2024

RE: Placement of Two Monitoring Wells on Town Property Approval

The Select Board at the meeting of March 4, 2024, voted to approve the placement of two monitoring wells on Town property.

Attachment

Cc: Jim Feeney, Town Manager
David Morgan, DPCD
Michael Ciampa, ISD



February 27, 2024

Officers
Eric Helmuth
Chair, Select Board
Town of Arlington

President
Christopher Leich
Dear Mr. Helmuth,

Vice President
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As you may know, there is considerable uncertainty about the groundwater levels on the site of the proposed "Thorndike Place" development in East Arlington (also known as the Mugar property). Arlington Land Realty, L.L.C., the developer of Thorndike Place, is required by the terms of the comprehensive permit with conditions issued by the Zoning Board of Appeals on December 1, 2021 to provide accurate estimated seasonal high groundwater measurements using continuously monitored wells, in order to ensure that the project does not exacerbate area flooding and damage adjacent wetlands. These measurements must also be presented to the Conservation Commission in connection with its ongoing NOI hearing concerning Thorndike Place. While the developer contends that it has correctly determined estimated seasonal high groundwater levels through the use of single-measurement test pits, significant questions have been raised in the course of the Conservation Commission hearings as to the accuracy of these measurements since they were not determined through the use of the required continuously monitored wells.

Advisory Board
Cindy Friedman
Sean Garballey
Cathy Garnett
Jay Kaufman
Kevin Knobloch
Anne Paulsen
Dave Rogers
In order to provide robust comparative data concerning seasonal high groundwater levels, the Arlington Land Trust, Inc. respectfully requests permission to place two monitoring wells on Town land abutting the southeast side of Dorothy Road. The wells would be constructed with six-inch PVC pipe, and would not protrude from the ground. Because these wells would be a short distance from the points at which the developer is required to conduct its own measurements, they would serve as useful references for evaluating the accuracy of the developer's claimed groundwater levels. The wells would be placed approximately three feet from the curb on Dorothy Road, and the work would be carried out by Vetrano Construction, an experienced, licensed, and bonded general contractor, under Town supervision. The wells would be continuously monitored during the seasonal high groundwater months of March, April, and May, using reliable peizometer technology, and the monitoring results would be made available to all interested parties.

Please let me know if you have any questions or would like any additional information. Thank you for your attention to this important and timely matter.

Yours sincerely,

Christopher M. Leich
President, Arlington Land Trust, Inc.

cc: James Feeney, Town Manager
Michael Cunningham, Esq., Town Counsel

